082.0	0002	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,400 / 831,400
					USE VALUE:	831,400 / 831,400
					ASSESSED:	831,400 / 831,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
492		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALVAREZ MANUEL
Owner 2:	MENDEZ ANGELA
Owner 3:	
Street 1:	492 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURGE ROBERT S/ TRUSTEE -
Owner 2:	LEXINGTON DEVELOPMENT REALTY -
Street 1:	PO BOX 134
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6067.000	452,100		379,300	831,400
Total Card	0.139	452,100		379,300	831,400
Total Parcel	0.139	452,100		379,300	831,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.90 /Parcel: 419.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50982

GIS Ref

GIS Ref

Insp Date 07/24/20

!6658!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	452,100	0	6,067.	379,300	831,400		Year end	12/23/2021
2021	101	FV	438,700	0	6,067.	379,300	818,000		Year End Roll	12/10/2020
2020	101	FV	240,500	0	6,067.	379,300	619,800	619,800	Year End Roll	12/18/2019
2019	101	FV	195,800	0	6,067.	373,800	569,600	569,600	Year End Roll	1/3/2019
2018	101	FV	195,800	0	6,067.	287,200	483,000	483,000	Year End Roll	12/20/2017
2017	101	FV	195,800	0	6,067.	270,900	466,700	466,700	Year End Roll	1/3/2017
2016	101	FV	195,800	0	6,067.	249,200	445,000	445,000	Year End	1/4/2016
2015	101	FV	190,900	0	6,067.	233,000	423,900	423,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:17:16

LAST REV

Date	Time
01/28/21	11:28:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6658

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURGE ROBERT S/	76302-322	1	12/1/2020		900,000	No	No		
BOURGAULT WILLI	71810-514	1	10/30/2018	Change>Sale	465,000	No	No		
	19817-386		5/1/1989		140,000	No	No		Barbara A Bourgault dod 3/18/2018

USER DEFINED

Prior Id # 1:	50982
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2019	9	Addition	86,000	C				
7/26/2011	750	Re-Roof	5,250					

ACTIVITY INFORMATION

Date	Result	By	Name
1/28/2021	SQ Returned	MM	Mary M
1/12/2021	SQ Mailed	MM	Mary M
7/24/2020	Measured	DGM	D Mann
10/12/2018	MEAS&NOTICE	CC	Chris C
3/17/2009	Measured	372	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6067		Sq. Ft.	Site		0	70.	0.89	6			Med. Tr	-10					379,266						379,300	

Total AC/HA:	0.13928	Total SF/SM:	6067	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,266	Spl Credit		Total:	379,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	93500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456697
Depreciation:	4567
Depreciated Total:	452130

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

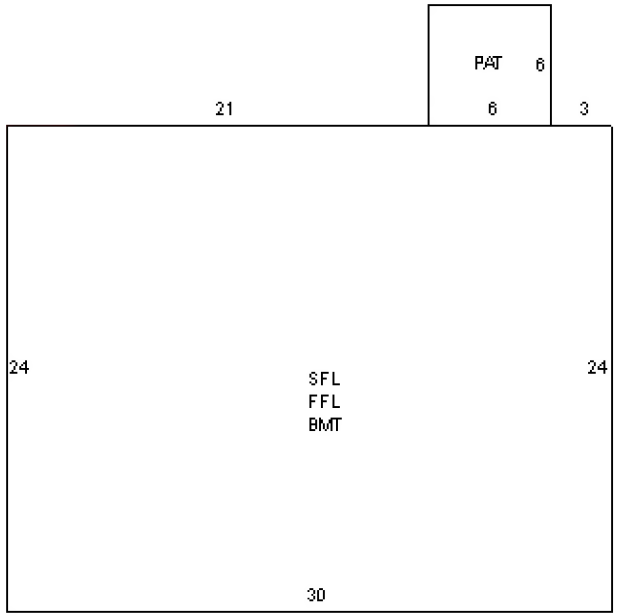
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.10
Special Features:	0	Val/Su Net:	205.87
Final Total:	452100	Val/Su SzAd	313.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	99.020	71,298
FFL	First Floor	720	173.730	125,084
SFL	Second Floor	720	173.730	125,084
PAT	Patio	36	5.940	214
	Net Sketched Area:	2,196	Total:	321,680
Size Ad	1440	Gross Area	2196	FinArea 1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0032.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: